

TRACT I

Property (including any improvements):

Lot No. Eight (8) in Block No. Fifteen (15) of the original townsite of Bay City, Matagorda County, Texas, according to the map or plat of said town recorded in Vol. 5, on Pages 36-39 of the Deed Records of Matagorda County, Texas, to which map or plat and its record, reference is had and made for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:

1. One-eighth ($\frac{1}{8}$ th) perpetual, nonparticipating royalty interest in and to all of the oil, gas and other minerals in, on under and that may be produced from the above-described premises, as reserved and excepted in the deed of conveyance from Armour Lacey et al to B.F. Curry by deed dated July 28, 1950, recorded in Vol. 217, Pages 123-26 of the Deed Records of Matagorda County, Texas, to which deed and its record, reference is had and made for all purposes in reference to this exception.
2. This conveyance is made and accepted subject to the following matters, to the extent same are in effect at this time: Any and all restrictions, covenants, conditions and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect, shown of record in the hereinabove mentioned County and State, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the hereinabove described property. This conveyance is additionally subject to any prior mineral exceptions and/or reservations which may affect the property.